

Cover Sheet for:

**Site Plan 8-98001G
& 8-02014B**

Staff Report



Item # 2
MCPB
2-10-04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: February 2, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans *WW*
Development Review Division
(301) 495-4584



REVIEW TYPE: **Site Plan Review**
CASE #: **8-98001G and 8-02014B**
PROJECT NAME: **Clarksburg Town Center Phases I and II, Manor Homes**
APPLYING FOR: Approval of 58 multifamily dwelling units inclusive of 10 MPDU's
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: RMX-2
LOCATION: In the vicinity of Clarksburg Square Road north of the Greenway Park and adjacent to Overlook Park Drive and Clarksburg Road south of the Greenway Park

MASTER PLAN: Master Plan
APPLICANT: Buzzuto Homes
FILING DATE: September 8, 2004
HEARING DATE: February 10, 2005

STAFF RECOMMENDATION: Approval of 58 multifamily dwelling units inclusive of 10 MPDUs, with the following conditions:

1. Conformance to earlier conditions
All prior approvals, including the conditions of approval, unless expressly modified in through this amendment, shall remaining full force and effect. The Development Program and Site Plan Enforcement Agreements shall be revised to include this amendment.
2. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential/commercial development.

- b. All light fixtures shall be full cut-off fixtures.
 - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
3. Forest Conservation
The applicant shall comply with the earlier conditions of approval from M-NCPPC-Environmental Planning in the memorandum.
4. Stormwater Management
The proposed development conforms to the earlier approvals for the Stormwater Management Concept approval and the Final Water Quality Approvals for Site Plans 8-98001G and 8-02014B.

SITE PLAN REVIEW ISSUES

I. Plan Review Comments

Staff has commented on the Manor Home applications to improve pedestrian circulation, foundation landscaping and screening adjacent to each unit.

Applicant's Proposal

The applicant has amended the plans to satisfy staff comments.

Community Position

Staff has received no direct comments from citizens regarding this proposal. The applicant has met with the citizens and they report the citizens were interested in architectural finishes and extra off street parking for the building in Phase I.

Staff Analysis/Position

The applicant has amended the plans to conform to staff comments regarding landscaping and screening and lighting. Staff has not received any revisions regarding parking amendments to date. The Planning Board does not typically review architectural finishes; again staff has not received any amendments to review.

II. Citizen concerns about Building Height for other buildings in Phase I and II.

Some of the new residents of Clarksburg Town Center have expressed concerns about the height of the four-story Bozzuto multifamily buildings (one built and occupied and one unbuilt) and the Craftstar four-story multifamily buildings (2 over 2) (unbuilt). These buildings, however, are not included within the scope of this application. The residents believe the height of those specific buildings, as designed and constructed (as applicable), do not comply with prior approvals and have requested that the Board take certain action pursuant to its authority under the Zoning Ordinance. Staff will soon schedule an item before the Board, pursuant to Zoning Ordinance Section 59-D-3.6 (Failure to comply), in order to obtain a Planning Board determination on the question of compliance.

Staff anticipates no testimony on the building height issue with this Manor Home amendment.

PROJECT DESCRIPTION: Site Vicinity

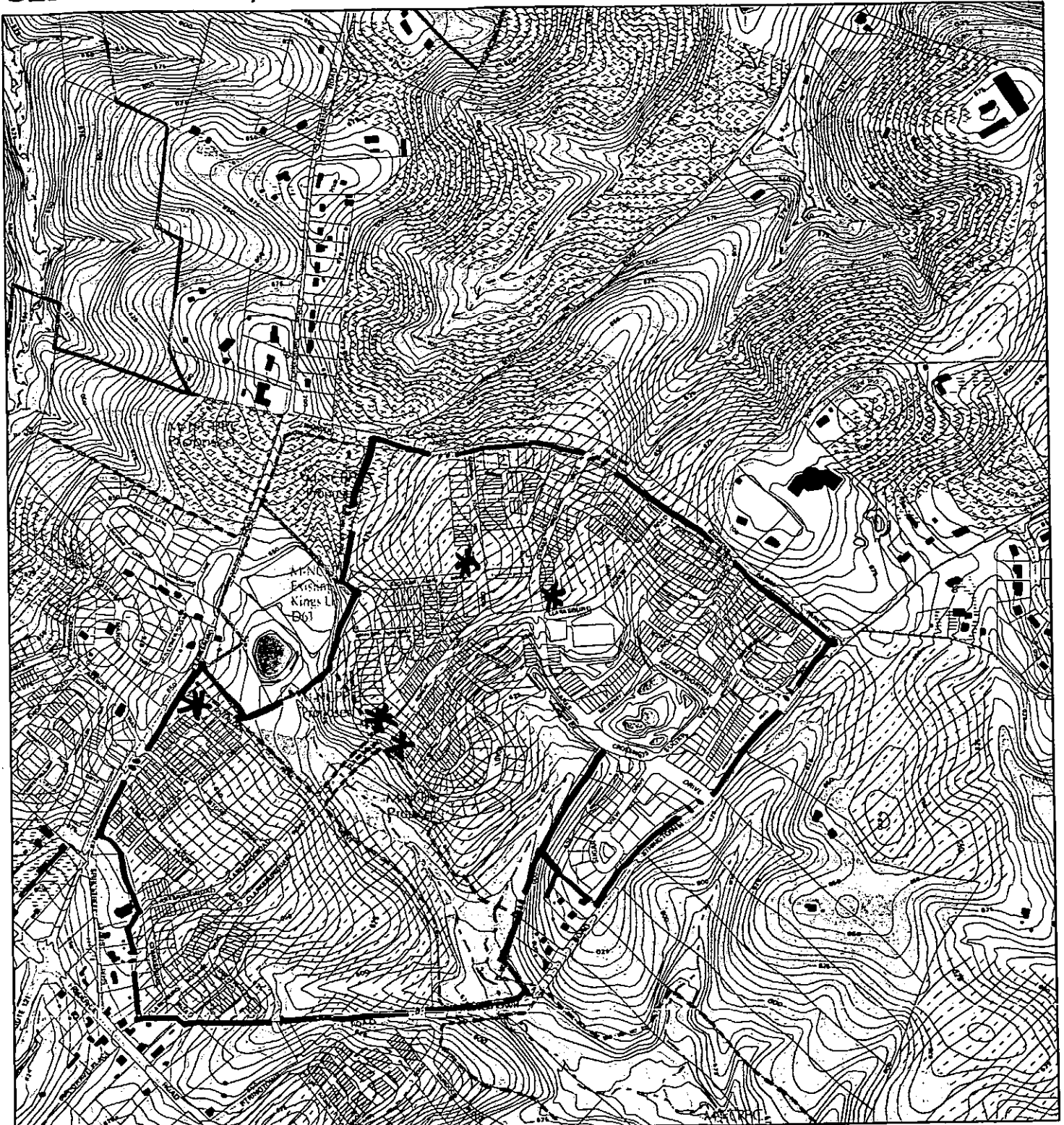
The proposed lots are within Clarksburg Town Center, a subdivision with a potential of 1,300 units as approved in Preliminary Plan # 1-95042. CTC is located east of MD Route 355 and south of Clarksburg Road, and east of the Clarksburg Road intersection with I-270. Clarksburg Road, Snowden Mill Parkway (A-305), Stringtown Road and the historic district that encompasses MD Route 355, just beyond the site to the east, define the boundaries of the site.

The headwaters of the Little Seneca Stream Valley create the basis of the open spaces preserved internally. The M-NCPPC Greenway Trail will bisect the project and will connect to Little Bennett Park to the north and to Clarksburg Village and M-NCPPC Ovid Hazen Wells Park further to the southeast.

PROJECT DESCRIPTION: Site Description

The proposed units are within the neo-traditional grid of Clarksburg Town Center and sites are either defined by the adjacent buildings, streets and rough graded lots or are not yet developed and are still in mass graded condition. The subject properties front the following streets: Catawba Hill Drive, Clarksburg Square Road, Clarksburg Square Road, and Clarksburg Road.

CLARKSBURG, TOWN CENTER (8-02014) & 8-98001 G



Map compiled on October 07, 2004 at 10:16 AM | Site located on base sheet no. 233NW13

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



Research & Technology Center

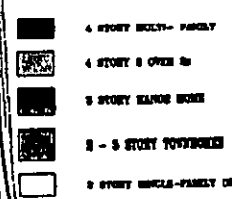
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NOT TO BEAL



PROJECT DESCRIPTION: Proposal

The proposal will enlarge the footprint and unit count of five multifamily buildings within Phase One and Two of Clarksburg Town Center subdivision. The units were originally approved as 9-unit, three story buildings in a "T" footprint. The amendment is to create two-11 unit buildings and three-12 unit buildings, all three stories in a square footprint of 5,260 s.f.

The building locations act as cornerstones to the blocks they edge, creating visible entrances or gateways to different parts of the neighborhood. The building locations are the same location they were placed in earlier approvals for Phase I and II site plans. At three stories, the buildings are at the same scale as the adjacent townhomes and single-family detached houses. Enclosed dumpsters with landscaping and wooden fences are provided adjacent to each manor home.

The units are designed to look like a single "manor home" and have one highly definable front door, one rear door, and a patio or balcony for several of the units. Depending on their location, they have parking either within the lower floor or immediately adjacent in internal block parking and adjacent street parking.

Landscaping provided for each unit includes wrap around foundation planting, flowering or evergreen trees and shade trees on site and in the adjacent right-of-way. Lighting for each building includes wall mounted lights over the parking areas and adjacent to the doors. The lighting fixtures include cut-off features. Streetlights are provided in the public streets, as provided for in the earlier site plan approvals.

Parking is provided within garages, behind the units in small parking lots or on the public streets. The attached exhibits show the parking for each building. Additionally, the Applicant has prepared a study of available on-street parking spaces in the vicinity of each Manor Home. It indicates adequate availability of on-street parking.

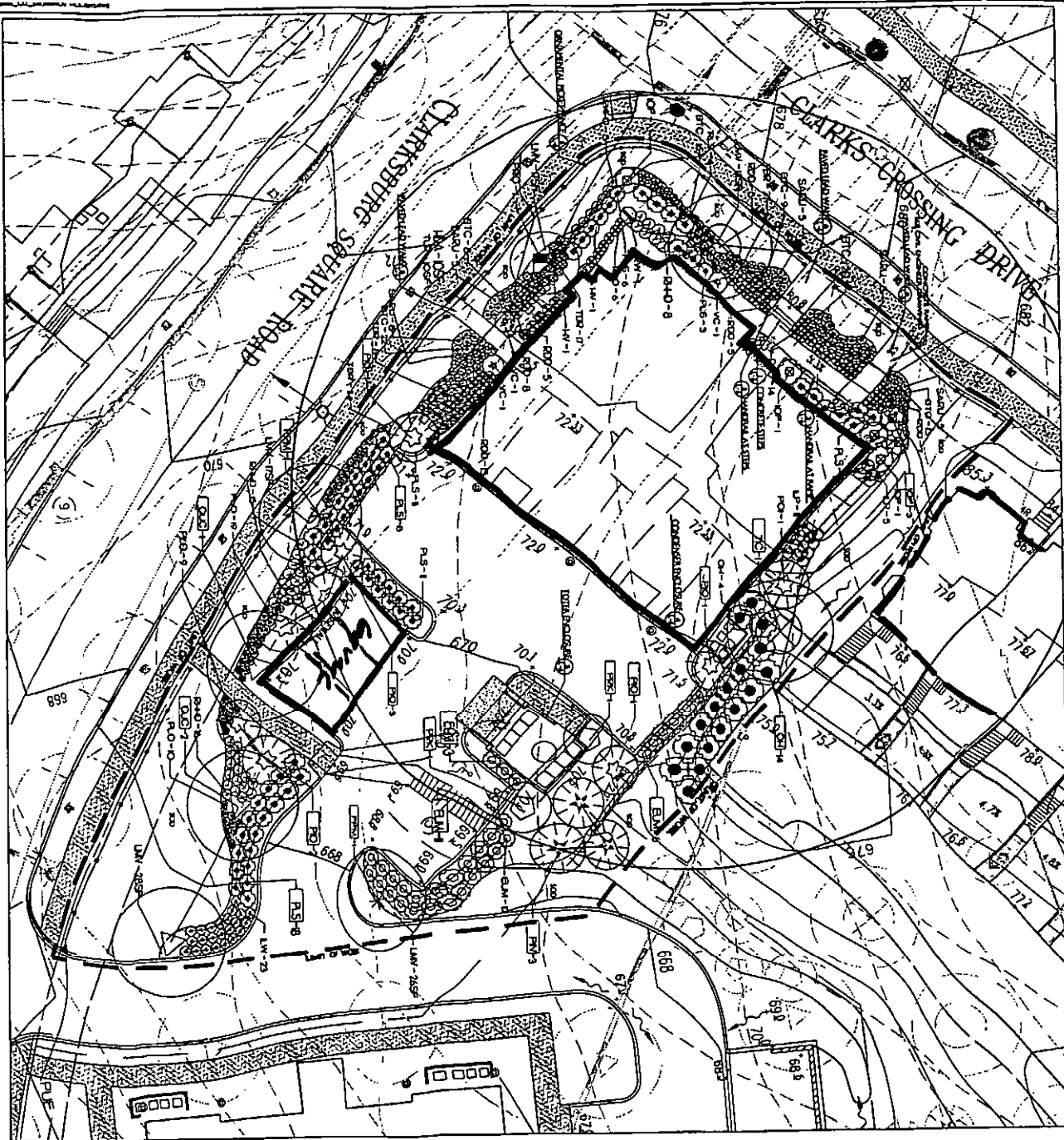
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
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NOT TO SCALE



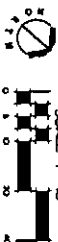
BUILDING 7 - LANDSCAPE PLAN

NOTE:
PROVIDE HANDRAILS ON ALL STAIRS AND RAMPS
EXCEEDING 51 SLOPE



LEGEND

- LANDSCAPE
- LANDSCAPE
- AS CONTIGUOUS



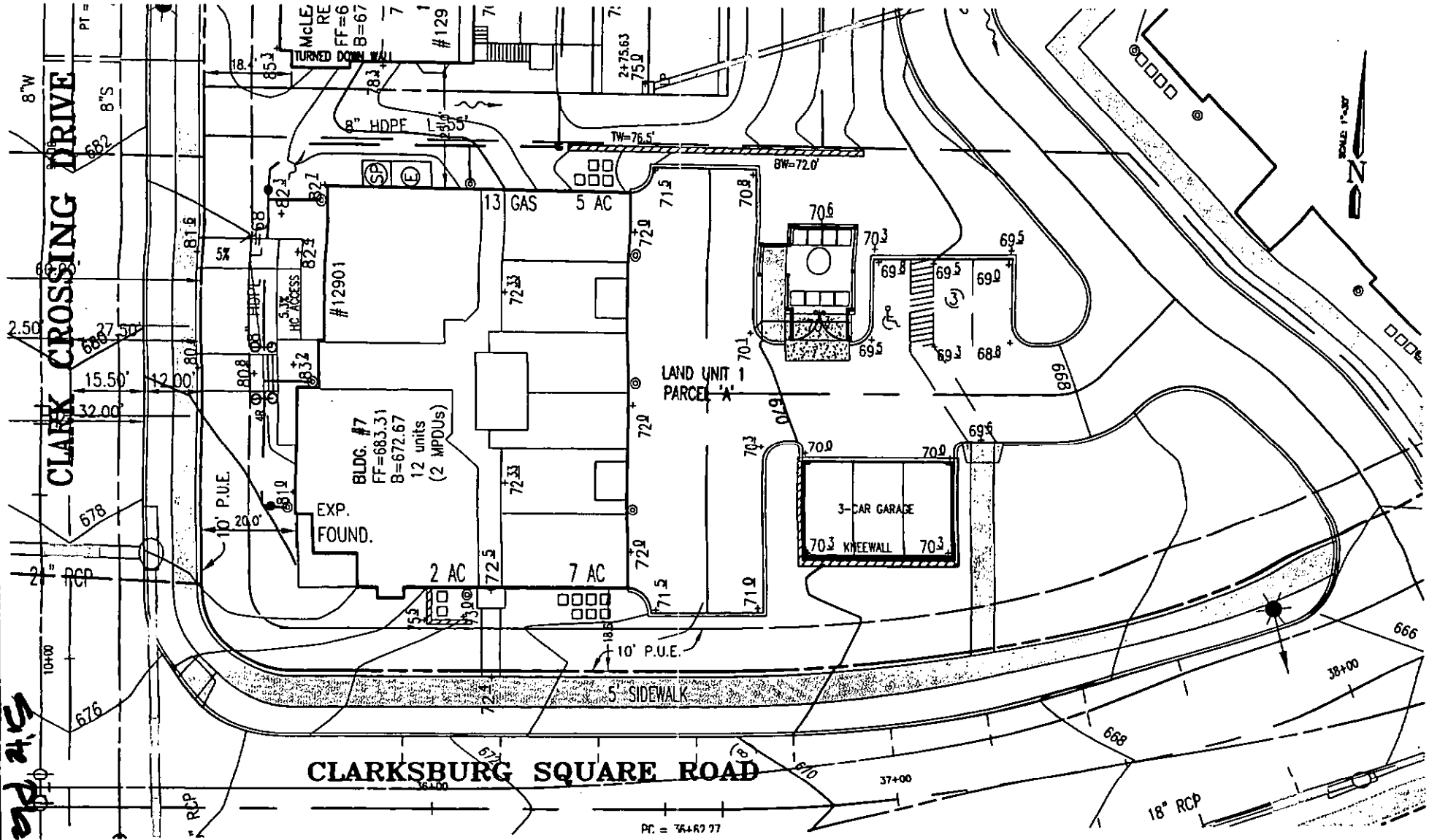
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10	ISSUED FOR PERMIT

Landscape Plan 7 5B

THE BOZZUTO DEVELOPMENT COMPANY
CLARKSBURG TOWN CENTER
CLARKSBURG MULTIFAMILY MANOR HOUSES
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LandDesign

CPI Associates
Chris F. Johnson & Associates, Inc.
LANDSCAPE ARCHITECTS
10000 WOODBURN ROAD, SUITE 100
CLARKSBURG, MARYLAND 20841
(301) 441-1111
www.cpiassociates.com

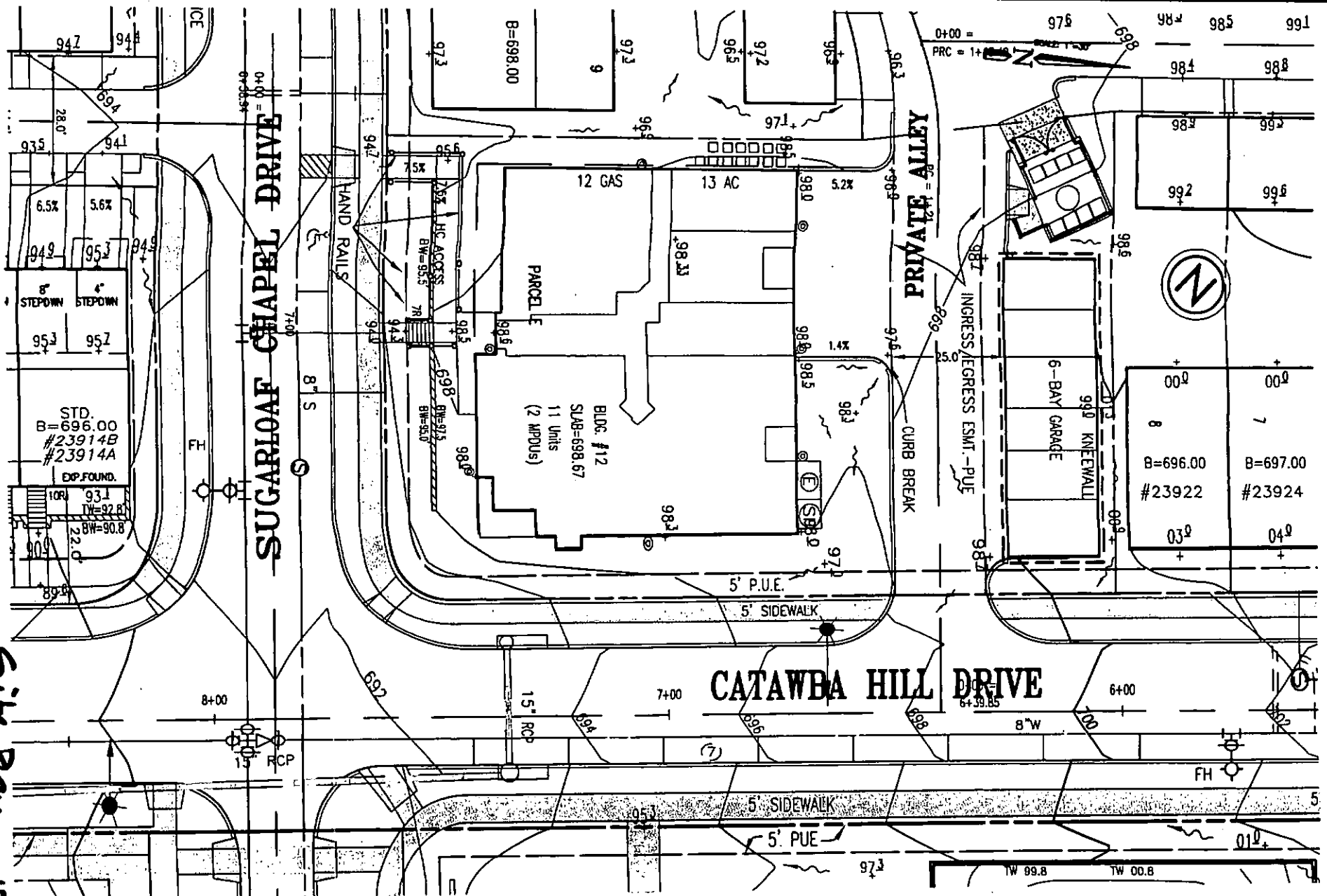


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Associates

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Phone: (301) 434-7000 E-mail: cpi@cpja.com Fax: (301) 434-9294
FREDERICK, MD FAIRFAX, VA

Site Plan 12



MANOR HOUSE - BLDG. # 12 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' BY: mea DATE: AUG.04'

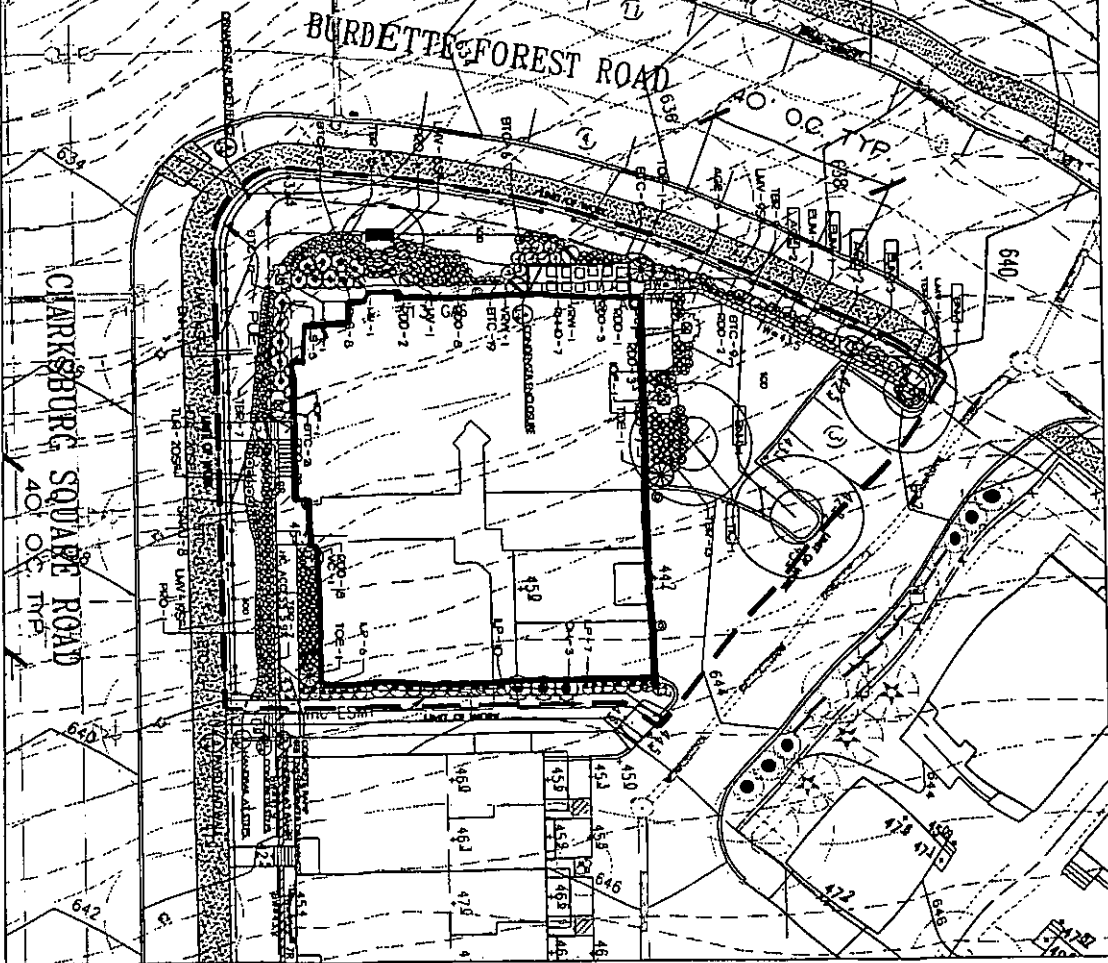
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FREDERICK, MD FAIRFAX, VA

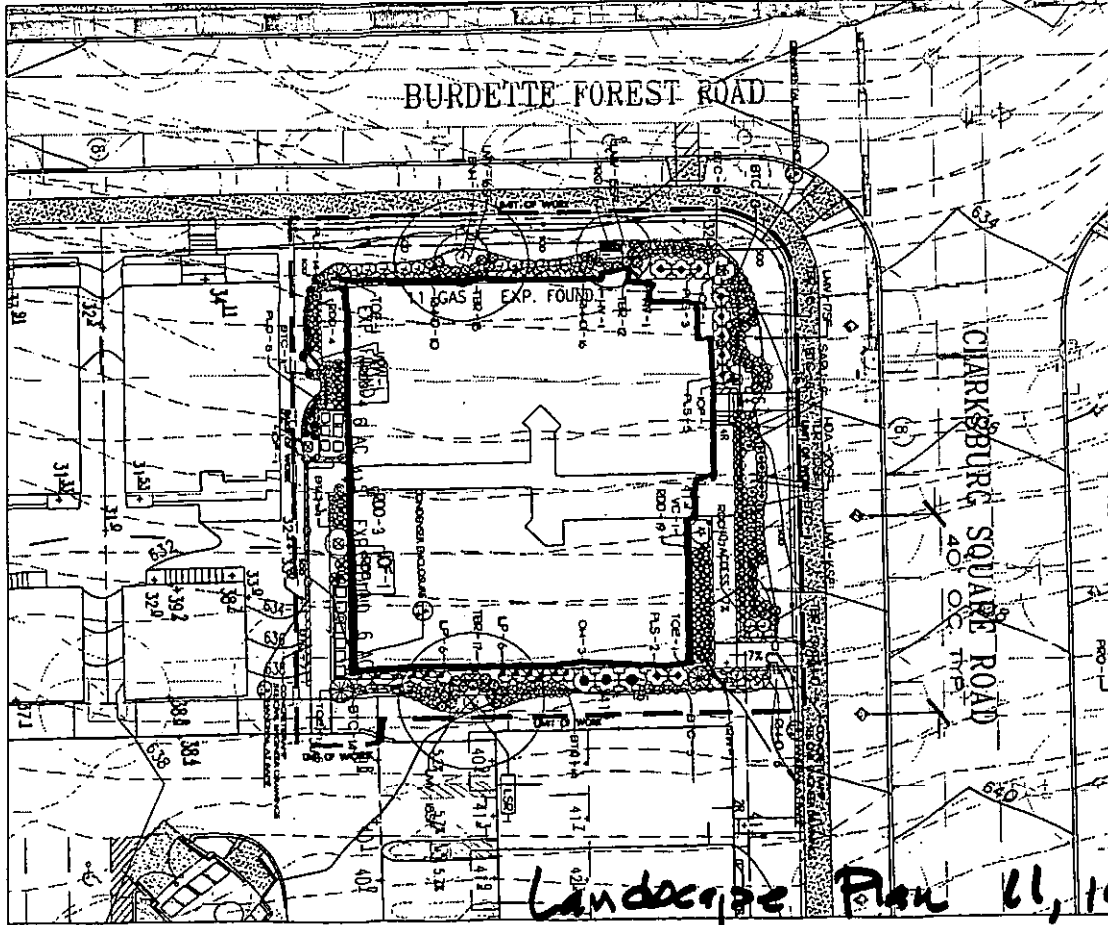
LEGEND	
★	LANDSCAPE I
—	LANDSCAPE II
—	LANDSCAPE III
—	LANDSCAPE IV
—	LANDSCAPE V

NOTE:
PROVIDE LANDSCAPE ON ALL STAIRS AND RAMPS
EXCEEDING 5:1 SLOPE.

BUILDING #1 - LANDSCAPE PLAN



BUILDING #2 - LANDSCAPE PLAN



Landscape Plan 11, 10



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR RECORD
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6	ISSUED FOR RECORD

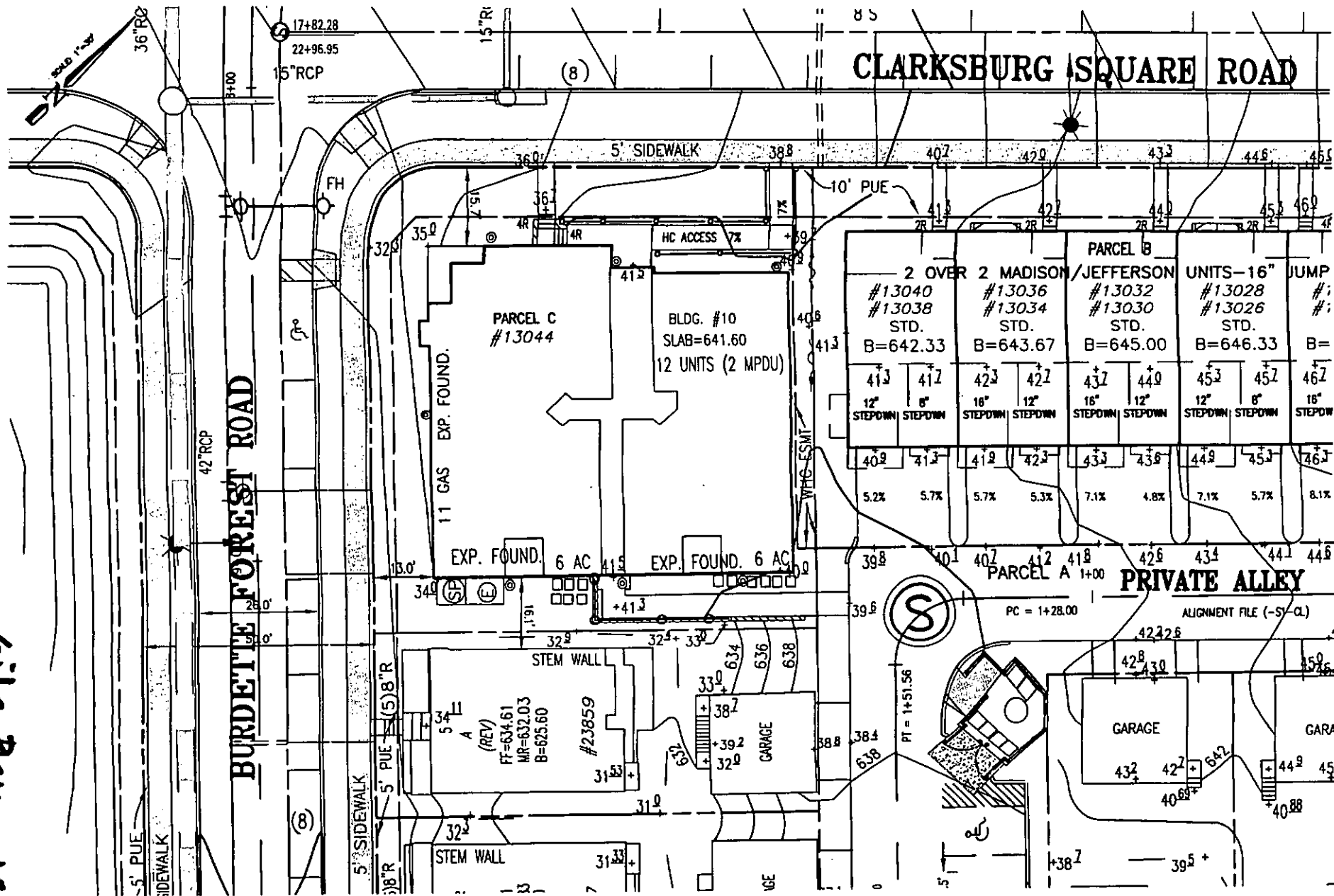
THE BOZZUTO DEVELOPMENT COMPANY
1000 Lakeside Drive, Suite 200, Clarksburg, MD 21117
Phone: 410-326-1111

PHASE I & II
CLARKSBURG TOWN CENTER
BOZZUTO MULTIFAMILY MANOR HOUSES
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LandDesign
1000 Lakeside Drive, Suite 200, Clarksburg, MD 21117
Phone: 410-326-1111

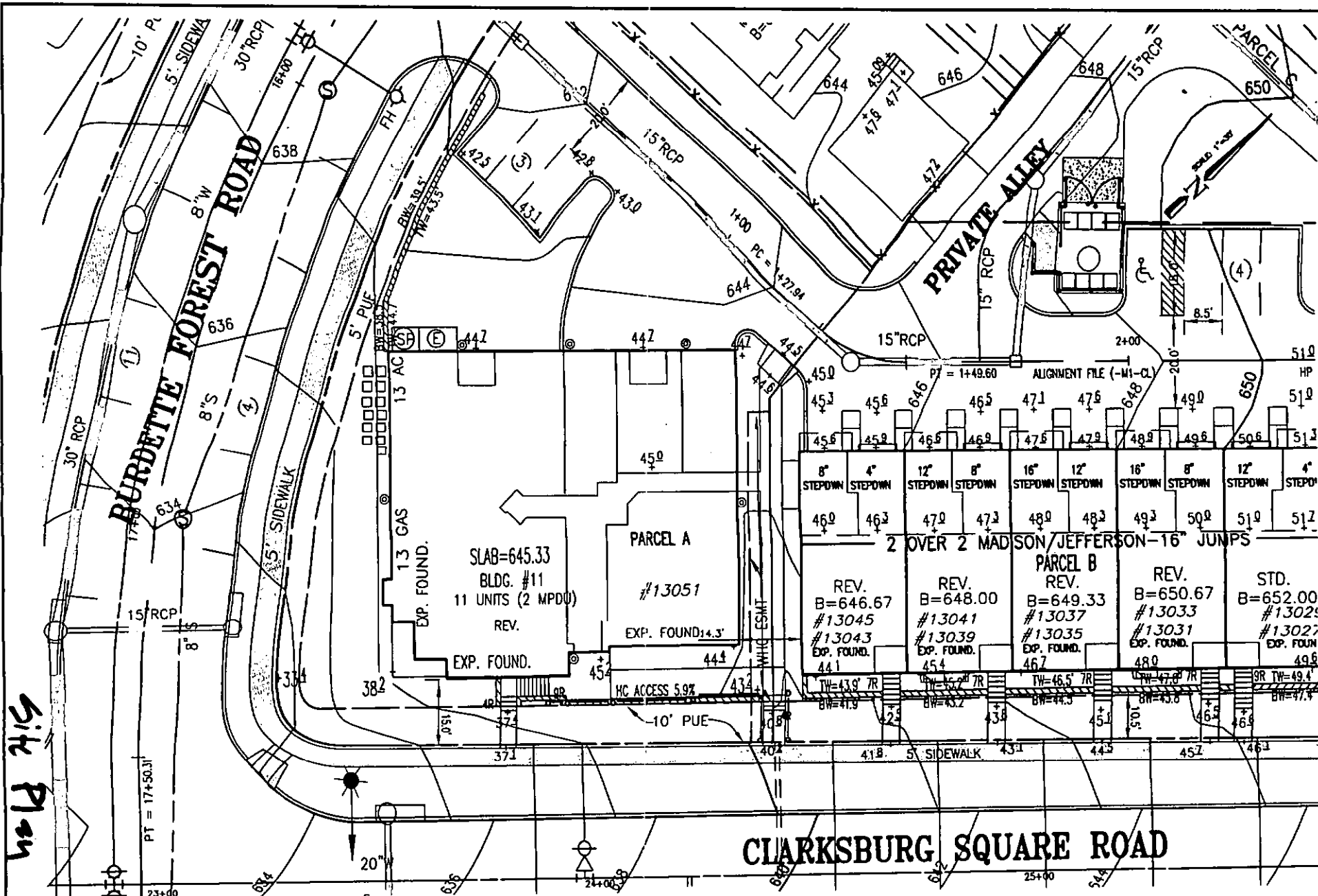
CPJ Associates
Curtis P. Johnson & Associates, Inc.
1000 Lakeside Drive, Suite 200, Clarksburg, MD 21117
Phone: 410-326-1111

Site Plan 10



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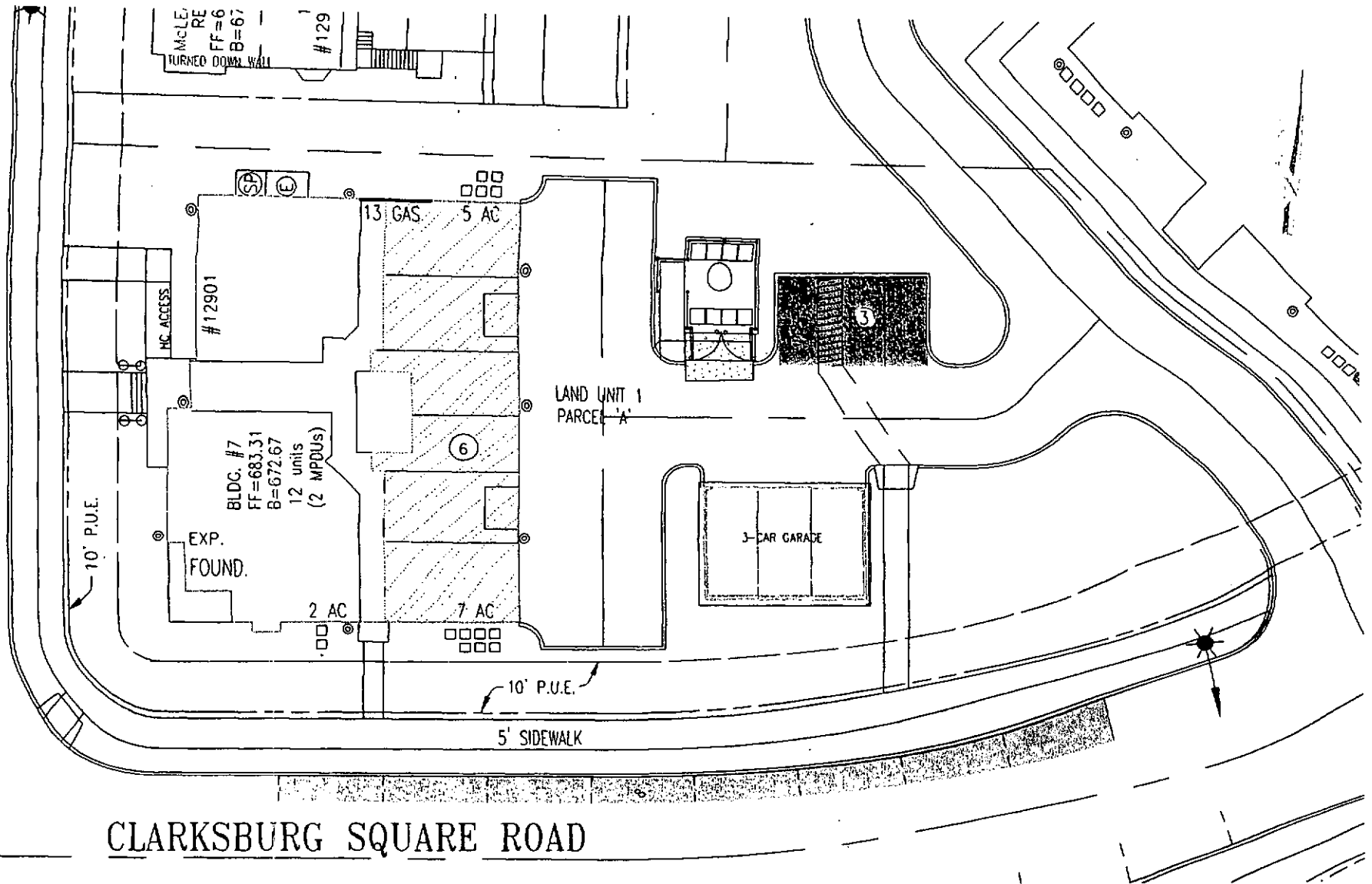
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CLARK CROSSING DRIVE

Parking Plan 7



PARKING PLAN
MANOR HOUSE - BLDG. # 7
CLARKSBURG TOWN CENTER

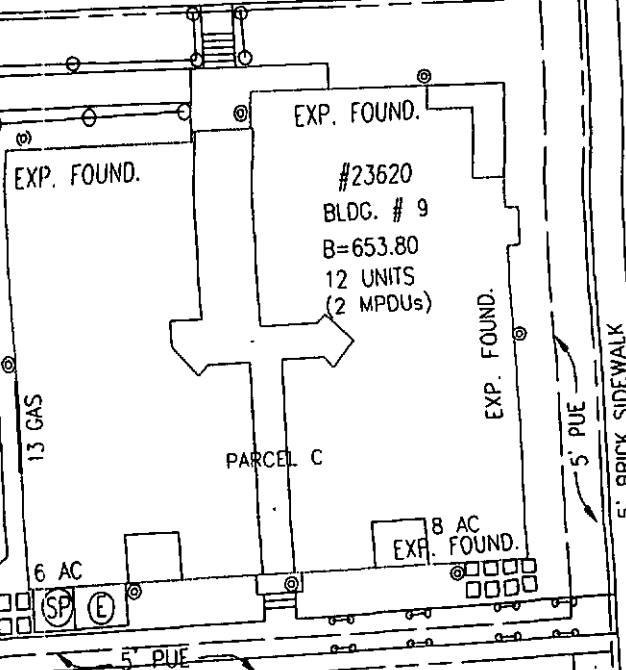
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: mes DATE: AUG.04'

-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  OFF-STREET PARKING
-  ON-STREET PARKING

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PARCEL B

PICKET
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#23612
CARNEGIE
2660E-REV
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29
#23610
CABINET

OVERLOOK PARK DRIVE

GAS ESMT

CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
COUNTY, MARYLAND

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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BY: mo3

DATE: AUG.04'

☒ OFF-STREET PARKING

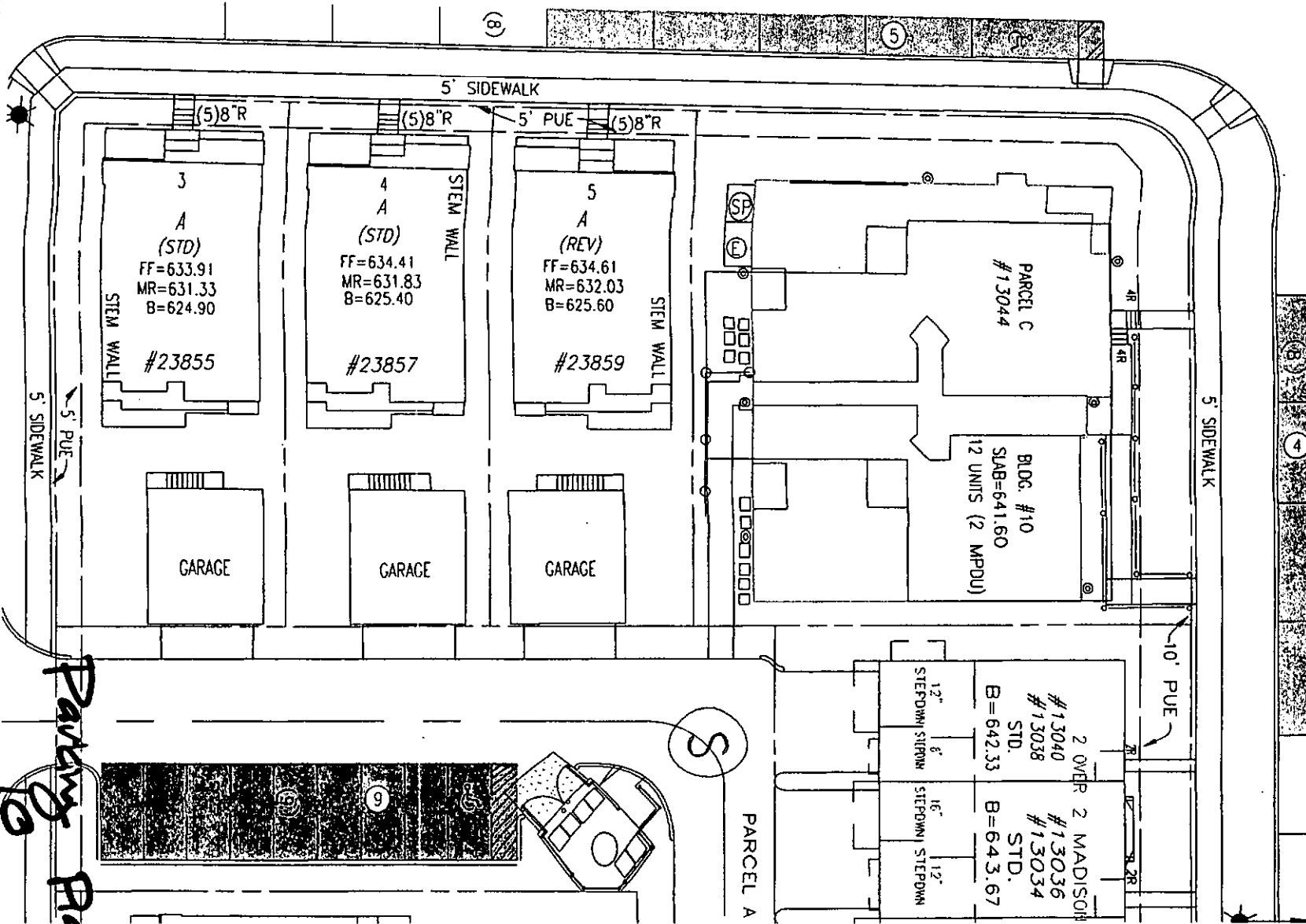
☐ ON-STREET PARKING

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PAIRFAX, VA

CPI

BURDETTE FOREST ROAD

CLARKSBURG SQUARE ROAD



PARKING PLAN MANOR HOUSE - BLDG. # 10 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' BY: mes DATE: AUG.04'



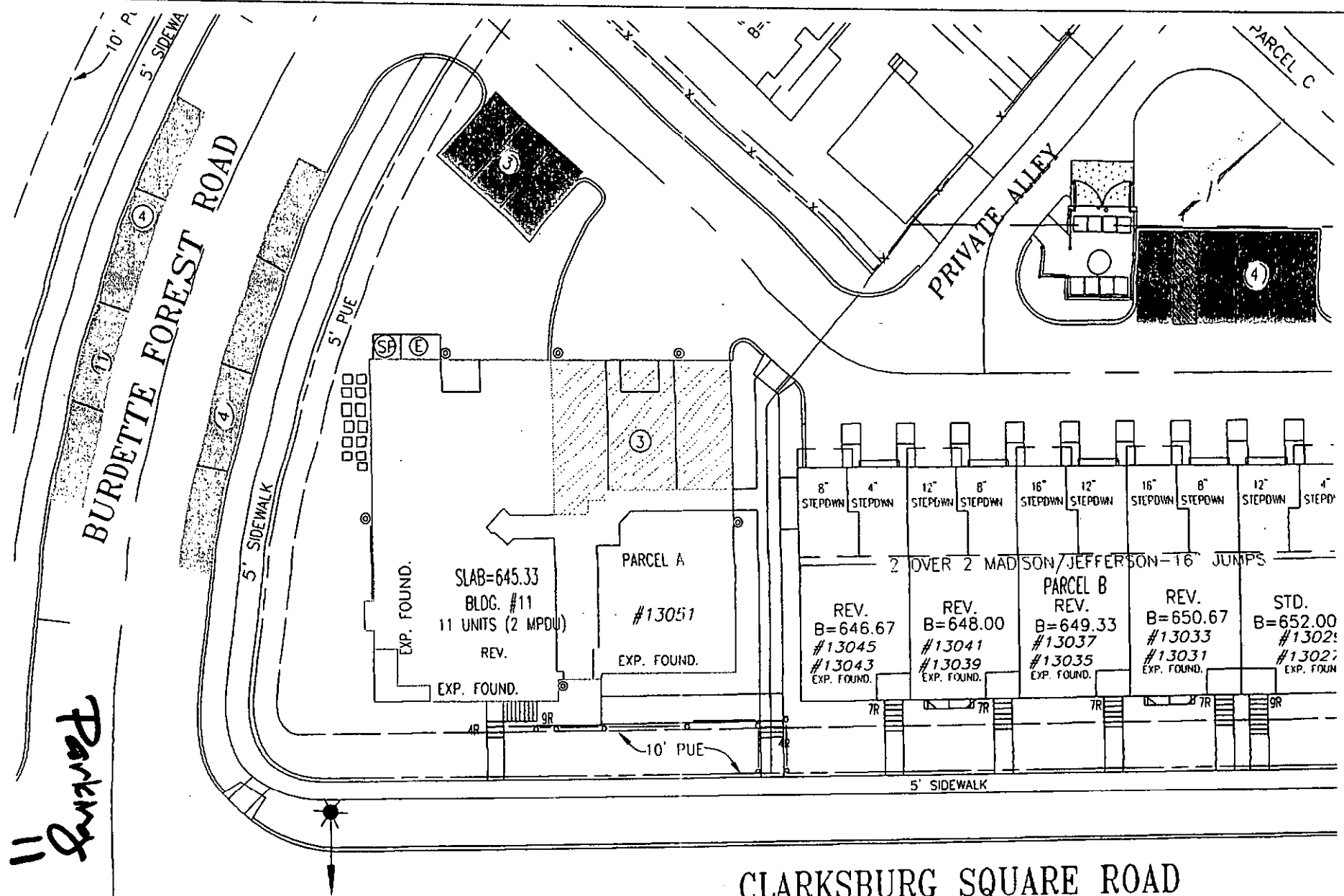
OFF-STREET PARKING



ON-STREET PARKING

Parking Plan
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FREDERICK, MD PARKFAX, VA



Parking Plan
SM

PARKING PLAN MANOR HOUSE - BLDG. # 11 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: mes DATE: AUG. 04'

- INTEGRAL GARAGE
- OFF-STREET PARKING
- ON-STREET PARKING

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SUGARLOAF CHAPEL DRIVE





CATAWBA HILL DRIVE

PRIVATE ALLEY

PARKING PLAN
MANOR HOUSE - BLDG. # 12
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' BY: mes DATE: AUG.04'

-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  DRIVEWAY PARKING
-  ON-STREET PARKING

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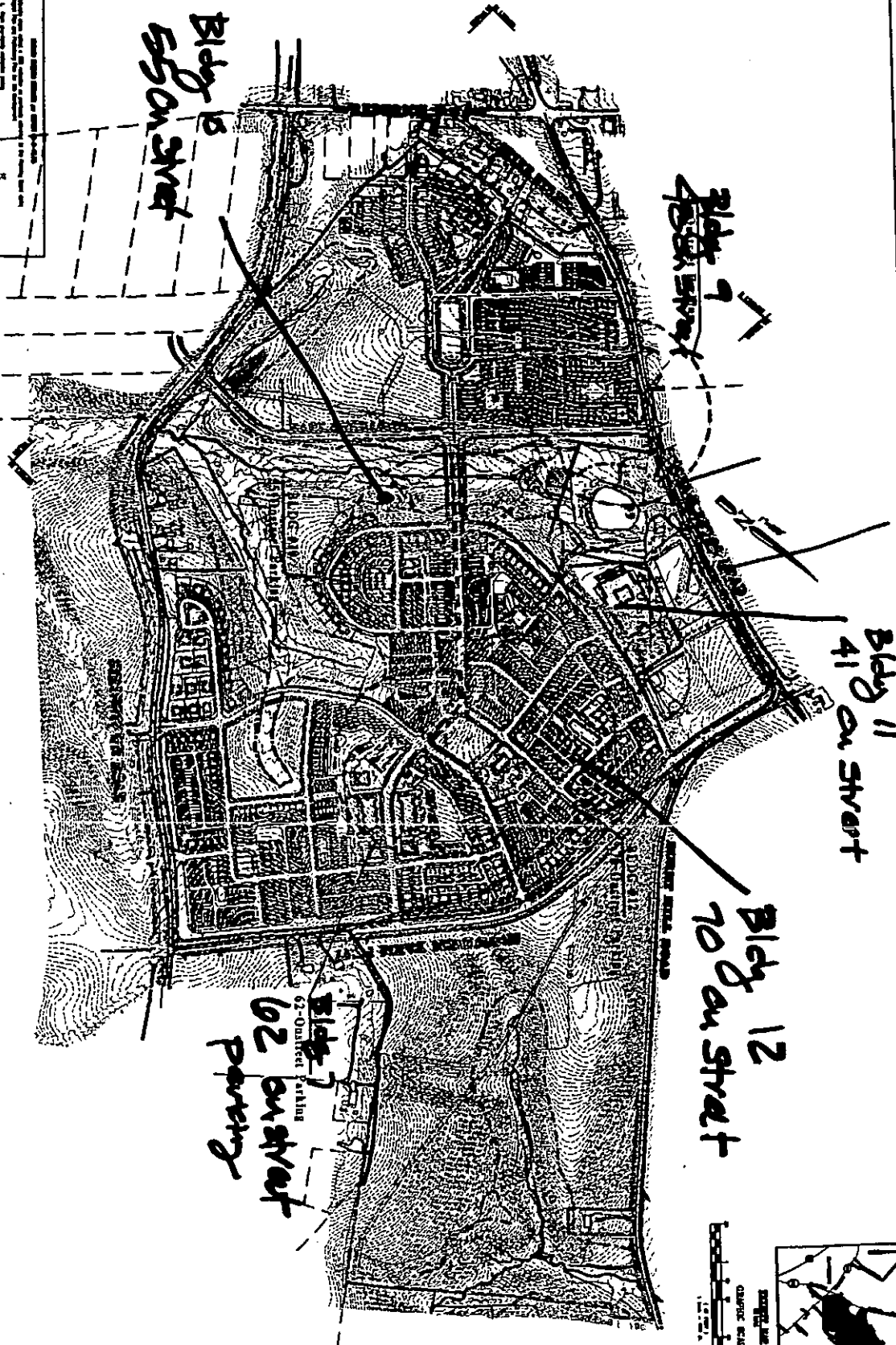
Parking Plan

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Parking on Public Streets

SP 98-98001

MANOR HOUSE
PARKING EXHIBIT
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI
Associates

Charles F. Johnson & Associates, Inc.
CLARKSBURG, MARYLAND
CLARKSBURG TOWN CENTER
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PROJECT DESCRIPTION: Prior Approvals

Project Plan

The Project Plan 9-94004 was approved on May 11, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Preliminary Plan

The Preliminary Plan 1-95042 was approved on September 28, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Final Water Quality Plans and Site Plans

The Phase One Site Plan 8-98001 was approved on January 22, 1998 and the Phase Two Site Plan 8-94012 was approved on May 9, 2002. The site plan data table below updates each approval in regards to the Manor Homes update. There are 13 additional Manor Home units as the buildings grow from 9 units each to 12 units each. The total number of units within Phase I has increased by 3 and within Phase II, by 10 units.

ANALYSIS: Conformance to Development Standards RMX-2

PROJECT DATA TABLE

Development Standard	Required	Proposed
Lot Area (ac.):	30 ac.	120.17 ac Phase I 77.61 ac Phase II 270.16 ac Total CTC parcel

Unit Analysis

Unit Types	Master/Project Plan Range	# Units with 1,300 base density	Original Approvals Phase I/Phase II	Approvals as amended Phase I/II
SFD	10-20%	130-260	75/153=228	
TH	30-50%	390-650	295/202=497	
MF	25-45%	325-585	396/132=528	+3 Phase I (399) /+10 Phase II (142)
TOTAL			766/487=1253	769 Phase I + 497 Phase II = 1266 total

Min Green area outside of amenity area (total for site)

Min. W/in Commercial portion of site

15%

n/a

Min. w/in residential portion of the site

50%(38.81 ac)

Phase I 64.7% (77 ac)

Phase II 52.4%(40.68
ac)

Building height:

4 stories

4 stories

Min. Residential Density

30 du/ac

11.9du/ac
(1,300 du/109.17 ac)

Min. Bldg Setbacks (ft.):

From One Family Zone

Commercial Bldgs.

100 ft.

n/a(Phase III)

Residential Bldgs.

100 ft.

n/a

From Any Street

Commercial bldgs

n/a

n/a Phase III

Residential bldg

n/a

10 ft min*

Manor home setbacks to adj. Unit

n/a

10ft.

* The Planning Board reviewed this setback during the Project Plan review and found that no setback is necessary per the approved Master Plan.

Parking:

Earlier Site Plans – parking as shown.

For Manor Homes - See Manor Home data sheet within this report.

The parking for the units will be located on site and within the public streets consistent with earlier site plan approvals

BOZZUTO MANOR HOMES

CLARKSBURG TOWN CENTER

OLD/NEW	BLDG	LAND AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 7	24104 sqft	4360 sqft	12428 sqft	68%	9 - (3 MPDUs)	14	NA	6	NA	7	8	21
NEW	# 7	24104 sqft	5260 sqft	10548 sqft	67%	12 - (2 MPDUs)	18	6	3	NA	3-(1 HC)	8	20

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 8	9736 sqft	4360 sqft	6179 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	9	10	19
NEW	# 8	9736 sqft	5260 sqft	4269 sqft	67%	12 - (2 MPDUs)	18	NA	NA	NA	8-(1 HC)	10	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 10	9452 sqft	4360 sqft	4652 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	9 - (1 HC)	9	18
NEW	# 10	9452 sqft	5260 sqft	3984 sqft	63%	12 - (2 MPDUs)	18	NA	NA	NA	9 - (1 HC)	9	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 11	15040 sqft	4360 sqft	7329 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	4	8	12
NEW	# 11	15040 sqft	5260 sqft	6413 sqft	63%	11 - (2 MPDUs)	17	3	NA	0	7	8	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 12	15694 sqft	4360 sqft	6352 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	12 - (2 HC)	5	17
NEW	# 12	15694 sqft	5260 sqft	5166 sqft	67%	11 - (2 MPDUs)	17	3	6	3	0	5	17

Notes:

1. All on-street parking available for Public parking, not to Manor Homes residents only.
2. All "OLD" Manor Homes, except Bldg. 8 Impervious numbers assumed 67% Impervious for entire site.
3. Old # spaces required based on 2 bedroom per unit/multi-family calculations.

* Rev. 1/28/05 - Bldg 11

MPDU CALCULATIONS:

Phase	# Units approved	MPDUs required @ 12.5 %	Provided (for future phases)
Phase I	769	97	55 (42)
Phase II	497	63	46 (17)
Total	1266	160	101 (59)

The approved units indicate a 59 MPDU shortage from the previously approved site plans. However not the all the units previously approved will be built due to subsequent site plan amendments (both previously approved and currently under review by staff). The current or working unit plans with MPDU calculations are as follows:

Phase	# Units approved with amendments - past and (future)	MPDUs required @ 12.5 %	Provided
Phase I	570	72	55(17)
Phase II	497	63	56(6)
Phase III	(126)	(16)	(38)
Total	1193	150	111 provided with current site plans (61 in future Phase I amendments and future Phase III)

There is a 13 MPDU shortage in the amended working unit calculations.

With the approval earlier approval of the Phase II Site Plan, the Planning Board approved a phasing plan for the MPDUs to be made up in the Phase I revisions and future Phase III site plans. This site plan conforms to that approval strategy. In order to keep a balance of market rate units and required MPDUs, the Applicant has removed the approved lots within Block EE and GG on the MPDU Phasing Plan of May 2, 2002 from consideration for building permits. When the final section of Phase III retail and the amended Phase I residential uses are reviewed by the Planning Board, the full measure of MPDUs will be supplied to the project.

Recreation tabulations follow. The Site Plans are in conformance to the Planning Board Guidelines.

RECREATION FACILITIES WORKSHEET

Clarksburg Town Center
Phases 1B1, 1B2, 1B3 & 2

DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	200	28.0	38.0	46.0	254.0	26.0
Townhouses	418	71.1	92.0	75.2	539.2	37.6
Garden/Multi-Family	162	17.8	22.7	19.4	191.2	25.9
TOTAL DEMAND	780	116.9	152.7	140.6	984.4	89.5

SUPPLY POINTS PER FACILITY

FACILITY		D1	D2	D3	D4	D5
Seating Areas	(31)		31.0	31.0	46.5	155.0
Multi-Age Play	(3)		27.0	33.0	9.0	21.0
Tot Lot	(2)		18.0	4.0	0.0	8.0
Open Play II	(2)		12.0	18.0	24.0	60.0
Swimming Pool	(1)		7.4	35.9	30.8	287.5
Wading Pool	(1)		20.1	8.8	0.0	57.5
Community Space	(1)		13.4	26.3	45.1	345.0
Indoor Fitness	(1)		0.0	17.5	15.0	230.0
Soccer Field	(1)		2.0	15.0	20.0	40.0
Baseball Field	(1)		2.0	15.0	20.0	40.0
Nature Trail			6.7	17.5	22.5	172.5
Nature Area			0.0	8.8	15.0	115.0
Bike System			6.7	17.5	22.5	172.5
Pedestrian			13.4	35.0	22.5	517.5
TOTALS			159.7	283.3	292.9	2,221.5

201.7

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The proposed development is consistent with the approved Project Plan in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the RMX-2 zone as demonstrated in the project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Buildings**

The building locations conform to earlier site plan approvals with the Manor Homes in their cornerstone locations within their blocks. At three stories, the Manor Homes are consistent with the adjacent townhouse and single-family development in scale and placement.

- b. **Open Spaces**

The plan maintains the proposed open space locations within the subdivision at large as proposed in earlier approvals for Phase I and II (Greenway Trail and local parks internal to the subdivision). The footprint has expanded for each building (as noted in the Old and New Manor Home Comparison chart) and but with no significant impact on the

The storm water management concept for the amendment does not adversely impact the water quality features of this drainage area. See DPS email of January 27, 2005, attached. The revision has a relatively similar impervious area as the original design of the associated water quality structure. No amendment to the Final Water Quality Plan has been required for this minor amendment.

- c. **Landscaping and Lighting**

The landscape plan for the proposed manor homes provides attractive streetscape shade trees, foundation plantings, screen planting for parking areas and screen/buffer to adjacent homes. The addition of screening and landscaped areas enhances the screening of the parking areas from adjacent streets.

The lighting plan includes wall-mounted lighting with cut -off features for the garage mounted lighting and residential styled lighting for the entry to each front door. The streetlights conform to the street lights previously approved with the original Phase I and II site plan.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, include many local play areas, stream valley trail system, pedestrian paths and sidewalks, sitting areas and park dedication and other improvements.

e. Vehicular and Pedestrian Circulation

Access points to the site are to be provided consistent with the grid based neotraditional street pattern that was approved with earlier site plans. On-street parking for Building #3 has been expanded with parallel parking on both sides of the internal drive adjacent to Clarksburg Road. The garage of Building #11 has been reoriented to minimize views of the parking areas from the adjacent greenway trail area.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

Each unit is compatible with the adjacent units: the three story structures are similar to the adjacent two and three story buildings,

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Site Plan conforms to the earlier Forest Conservation Plans as previously approved.

APPENDIX

- A. DPS email of January 27, 2005
- B. Previously Approved Staff Reports and the Planning Board Opinions are located within the Staff file.

Witthans, Wynn

From: Gee, Richard [Richard.Gee@montgomerycountymd.gov]
Sent: Thursday, January 27, 2005 8:34 AM
To: Witthans, Wynn
Cc: jstrullic@cpja.com; Jeff Seidleck
Subject: RE: CTC Manor Homes

Wynn,

Based on the information submitted to me by CPJA, Inc., the proposed site plan revision for the Manor Home units should not adversely impact the water quality features of this drainage area. The revision has a relatively similar impervious area to the original design of water quality structure #10. All future impervious increases should be forwarded to this office for review. Thank you again, Richard

Richard I. Gee, CPESC, CPSWQ
Senior Permitting Specialist
Montgomery County
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850
richard.gee@montgomerycountymd.gov
Desk 240-777-6333
Fax 240-777-6339

-----Original Message-----

From: Witthans, Wynn [mailto:Wynn.Witthans@mncppc-mc.org]
Sent: Tuesday, January 25, 2005 3:14 PM
To: Gee, Richard
Subject: CTC Manor Homes

Reminder!!!!!! Can you give me call by Thursday the 27th letting me know what is further required from your office to allow the Planning Board to review the Manor Home amendment? Thnaks Richard, Wynn

1/27/2005

A